Development Management – Delegated Officer Report

Application Number: AWDM/0352/17 Recommendation – APPROVE

Site: 5 Mill Hill Drive, Shoreham-By-Sea, West Sussex

Proposal: Front Dormer

Date of site visit: 21.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a detached bungalow on the north side of Mill Hill Drive. Ground level increases here from south to north. There is a parking area and lawn to the front of the bungalow. Consent was originally sought for a flat roof front dormer 5.9 metres wide, the submitted plans also showed a large flat roof dormer to the rear however this was labelled on the plans and in the application description as being constructed under permitted development. The matter for consideration here is the front dormer only.

Advice was given by officers following a site visit that the scale of the front dormer could not be supported. It was too wide and dominant within the roof slope. It was acknowledged that there are other dormers within the street scene of various styles and design. However this proposal represented a dominant feature wide and high in the roof slope.

The applicant's agent argued the need for the height of the dormer due to the pitch of the existing roof. Amended plans have been submitted showing the width of the dormer substantially reduced matching the width of the ground floor window. Setting it well away from the front gable projection and allow a large proportion of the existing roof slope to be visible.

Representations: Email representation submitted by owner/occupier of no. 20 Mill Hill. In relation to the originally submitted plans.

- Objection to application - design, loss of general amenity, over development
- With reference to Adur and Worthing Council's DC standards No. 3 Dormers and roof extensions.
- The proposed dormer to the south elevation is in proportion to the size of the existing roof.
- The proposed dormer to the north elevation will dominate the entire roof with hardly any of the existing roof still visible.
- We feel strongly that the proposal should not be granted for the following reasons:
  - The dormer to the north will give a box like appearance that does not respect the scale, character and appearance of the existing dwelling.

- The dormer on the north elevation should be reduced in size so that a large amount of the existing roof is still clearly visible.
- The existing roof space is of inadequate size to accommodate the rooms proposed without adding a very large flat roof dormer that will dominate the house.
- We also ask the Council to consider the planning principles outlined in section 2 of Development Control Standard no. 3. As well as the effect on the dwelling to be extended, the proposed dormer to the north elevation will be overbearing and oppressive to neighbouring properties.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan Submission Policy 16 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed front dormer which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front dormer as amended is subservient to the main dwelling, on balance its height in the roof slope is acceptable in the light of surrounding dormers which are of varying design and scale and its reduced width. It represents an acceptable development in this case.

The rear dormer is not for consideration here. The representations made above refer to the rear dormer and therefore cannot be taken into consideration here.

Residential Amenity

The front dormer does not result in any increased overlooking to the front of the dwelling than already exists. The dormer is not of such a scale to be over bearing or detrimental to adjacent occupiers.

Recommendation

APPROVE

1. time limit
2. materials to match existing
3. approved plans

Informative

1. Proactive amended plans
2. No determination is made under this application in respect of the rear dormer shown on the approved plans. It will be necessary to apply for a Certificate of Lawfulness for a Proposed Development if a formal determination on whether the rear dormer constitutes 'permitted Development' is required.

Is recommendation contrary to letter(s) of representation? Y (however comments are referring to rear dormer which is not for consideration here.)

Case Officer: Hannah Barker Date: 19th June 2017

Authorised by: Jo Morin Date: 20.06.2017